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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 2 IN BLOCK 62 OF ARLINGTON HEIGHTS. AS SHOWN BY MAP BOOK II, PAGES 20-21, RECORDS OF SAN BERNARDING COUNTY, CALIFORNIA.

> ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

> > JULY 1976

#### **OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CON-SENT IS NECESSARY TO PAGE A CLEAR TITLE, TO SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "E", inclusive, and further, the undersigned owners, our successor's AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR, AND PEDESTIZIAN ACCÉSS RIGHTS APPLIZITEMANT TO LOTS 1, 14, 15, 28 E-29 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS MARY STREET ADJOINING SAID LOTS; AND FUTHER, THE LINDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RE-LINQUISH TO THE CITY OF RIVERSIDE, AMUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOT 44, AS SHOWN ON THE ANNEXED MAP ON, OVER, AND ACROSS LINCOLN AVENUE AND FURTHER THE UNDERSIGNED OWNERS OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL YEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS! THROUGH ? INCLUSIVE, EXCEPT BETWEEN FOINTS "A" AND "B" C" AND "D", AND "E" AND "F", AS SHOWN ON THE ANNEXED MAP.

WE FURTHER OFFER FOR DEDICATION FOR PUBLIC USE FOR CONSTRUCT TION AND MAINTENANCE OF A PEDESTIZIAN WAY, WATER LINE, SEWER PURPOSES, AND UNDERGROUND ELECTRICAL PUBLIC UTILITY FACILITIES LOTS "F" AND "G", AND FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES THE AREAS DESIGNATED AS 10' WATER LINE EASEMENT, AND FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE AREA DESIGNATED AS 10' SEWER EASEMENT, AND FOR CONSTRUCTION AND MAINTENANCE OF LINDERGROUND ELECTRICAL Public utility facilities the Areas designated as 5'x50' Pue. And 5' P.U.E., and for Tree planting purposes the area designated as "4' Tree Planting Easement."

WOODHAVEN DEVELOPERS, INC. a California Corporation

DAVID D. MILLER, PRESIDENT

WITHESS MY HAND AND OFFICIAL SEAL.

# ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON THIS 16 DAY OF MARCH , 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID D. MILLER KHOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE CORFORATION THAT EXECUTED THE WITHIN INSTRUMENT. KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY- LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS AS TRUSTEE.

NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 1-9-1978

STATE OF CALIFORNIA COUNTY OF DIVERSIDE S.S. ON THIS DAY OF 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC MAND FOR SAID STATE, PERSONALLY APPEARED DAVID D. MILLER, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT

EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE SERPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY- LAWS OR A RESOLUTION OFITS BOARD OF DIRECTORS. WITHESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARZY PUBLIC IN AND FOR SAID STATE

# CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEAR-ED ON THE TENTATIVE MAP OF TRACT Nº 7194, WHICH WAS APPROVED BY THE RIYERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD PEC. 18, 1975, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAPACT (DIVISION & OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE ) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON SAID MAP HAVE BEEN APPROYED; THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWER AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD HAVE BEEN APPROVED: THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THATALL IMPROVE-MENTS HAVE BEEN COMPLETED IN ACCORD WITH APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COYERING COMPLETION OF ALL IMPROYEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED March 30, 1977

JAMES F. MARTINEK, R.C.E. 8134 DIRECTOR OF PUBLIC WORKS

# UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER, NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPART MENT SUFFICIENT FUNDS OR MADE THE DEQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC Facilities necessary to provide service to all parcels as SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE BLECTRIC AND WATER PIVISIONS OF THE DEPARTMENT OF PUBLIC LITILITIES OF THE CITY OF RIVERSIDE.

DATED March 22, 1977

EYERETT G. ROBS DIRECTOR OF PUBLIC UTILITIES

## CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT Subject to any special assessments, bonds and/or liens WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Mar. 22 , 1977

H.E. BREWER, CITY TREASURER

BY: HE. Brewer

# SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 30th DAY OF Sept. 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: by Associated Soils Engineers,

### SIGNATURE OMISSION

- IN ACCORDANCE WITH SECTION 66436 (b) (1) OF THE SUBDIVISION MAPACT OF THE STATE OF CALIFOZNIA, THE SIGNATUZES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.
- I. GAGE CAHAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF AN EASEMENT RESERVED BY THE RIVERSIDE TRUST COMPANY, LIMITED, IN DEED REC. June 8, 1900 in Book 30 Page 225 of Deeds DIV. CO. RECS, FOR FLUME, PIPES, WATERWAYS, OR CONDUITS.

  2. AN EASEMENT FOR PUBLIC UTILITIES, AND
- INCIDENTAL PURPOSES, AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH CO., IN DEED RECORDED AUG. 10, 1972 AG MOTIZUMENT Nº 106850, O.R.RIV. CO.

SHEET I OF 2 SHEETS Fan April 13 1977 W.D. BALOGH

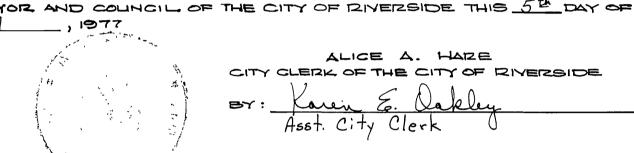
COUNTY RECORDER

SUBD'N. G'TEE. Calif. Land

# CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT Nº 7194. AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF DIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th day of - Hpril



# TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, or local taxes or special assessments collected as taxes. EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED ASTAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,900,00 .

DATED MARCH 18th, 1977

DONNA BOUER BABCOCK COUNTY TAX COLLECTOR.

# TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2,900. EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING of this map with the county recorder are a lien against said PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERYISORS.

DATED March 29, 1977

DOHALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK of the board of Supervisions

= Y ( LEPLITY

# ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS ATTRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY 1976; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED JULY 26TH, 1976

ERNEST N. WEBB, R.C.E. 987G Br: Enth, Well

75-236

FD. | " I.P., NO TAG, 8" POWN PER C.R.F.B. 660/2

H. 56°03'00"E.

136.00

N.56°02'00" E.

5'x 50' P.U.E.

56°02'00"E. 103.00

N. 56°02'00"E.

5'x50' P.U.E.

N. 56°02'00"E

103.00

N. 56° 02' 00" E.

5'x 50' P.U.E.

H. 56°02'00"E. 103.00

103.00----

103.00:---

**4** 

LOT

2,3

u)

NO

103.00 \_\_ /.

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WAS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 2 SHEETS

TRACT NO. 7194

BEING A SUBDIVISION OF LOT 2 IN BLOCK 62 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP BOOK II, PAGES 20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JULY 1976

PD.34 I.P. TAGGED CITY ENGINEEZ, FLUSH, PEZ C.R.F.B. 989/53.

71.40

**AVENUE** 

543,81

LOT "D"-

423.82

**65.**∞'

**65.00**'

COURT

65.00°

25

429.00'

40' BLILDING SETBACK

<u>~5.00</u>

. 56°03'00"E

65.00

65.00

2

296.93

€5.00'

19

.56°02'00" E

**65.00**°

24

296,95

LOT

1359.60

466.83

65,50

466.88

65.50

74.50

68.45

LINCOLN

66.03

**66.0**0′

N. 56° 03' 00" E

65.00

65.00°

N, 56° 03' 00" E.

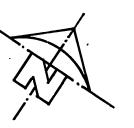
20

65.00

VIKING

SCALE: | "=50"

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA



# ENGINEER'S NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF MARY STREET TAKEN AS N. 33°58' 32" W. AS SHOWN BY MAP OF PLAZA HOMES ON FILE IN BOOK, 3G OF MAPS AT PAGE 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. FOUND 2" IRON PIPE, TAGGED R.E. 7448, FLUBH, AT ALL POINTS SHOWN THUS @ PER. M.B. 36/27, RIV. CO. RECORDS.
- FOUND 34" IRON PIPE, TAGGED R.E. 7448, FLUSH, AT ALL Points shown thus @ Per M.B. 36 /27, RIV. Co. trian Way, Waterline, Sewer, & underground elec. easement) RECORDS.
  - 4. FOUND MONUMENTS AS NOTED AT ALL FOINTS SHOWN
  - 5. SET I" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS O , UNLESS OTHERWISE NOTED.
  - 6. SET I" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT COIZNERS AND ANGLE POINTS IN LOT LINES.
  - 7. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB at all side lot lines projected.
  - 8. THIS TRACT CONTAINS 9.58 ACRES.
  - 9. Areas shown thus IIIIII indicates vehicular and pedestrian access rights waived-
  - 10. Areas shown thus xxxxxxx indicates vehicular access rights waived.

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1	12,000,000,	103.00		26.97'
2	9°48'43"	103.00	1	17.64
3	5011 17"	103.00	-	9.33'
4	9°49' 16"	103.00	Ī	17.66
<b>(E)</b>	5°10'44"	103.00	-	9.31
6	20°59'40"	48.∞'	1	17.591
7	22°00,79"	48.00	_	18.44
8	15°00'00"	<u>.</u>	_	26.18
9	9°.49' 25"	100.00	-	17.15
(9)	5°10'35"	100.00	_	9.03'
(I)	18022'21"	51.00	_	16.35'
12	26°18'34"	51.∞'	1	23.42
(3)	1101510"	51.00	_	10.02
(4)	11057'25"	48.00		10.02

MEASUREMENT FD, BIZASS DISK IN WELL 8"DOWN PER C.R.F.B. 739/G & M.B.77/84-87.

**AVENUE** 

75-236

1039/25